

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44879
Petitioner: ARCHDIOCESE OF DENVER/CATHEDRAL OF THE IMMACULATE CONCEPTION, v. Respondent: DENVER COUNTY BOARD OF COMMISSIONERS.	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 02349-27-017-000

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:

Total Value: \$450,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 03-04 actual value of the subject property, as set forth above.

The Denver County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 6th day of October 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 5, 2006

Karen E Hart
Karen E. Hart

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach
Debra A. Baumbach

Heather Wilcox
Heather Wilcox



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44879 Schedule Number: 2349-27-017
Petitioner: ARCHDIOCESE OF DENVER, CATHEDRAL OF THE IMMACULATE CONCEPTION v.	
Respondent: DENVER COUNTY BOARD OF EQUALIZATION Attorneys for Denver County Board of Equalization Cole Finegan #16853 City Attorney Maria Kayser #15597 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
STIPULATION (AS TO TAX YEARS 2003-2004 ACTUAL VALUE)	

Petitioner, ARCHDIOCESE OF DENVER, CATHEDRAL OF THE IMMACULATE CONCEPTION, and Respondent, DENVER COUNTY BOARD OF EQUALIZATION, hereby enters into this Stipulation regarding the tax years 2003-2004 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

 321-341 East Colfax Ave.
 Denver, Colorado 80203
2. The subject property is classified as commercial property.

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3. The County Assessor originally assigned the following actual value on the subject property for tax years 2003-2004.

Land	\$	132,000.00
Improvements	\$	<u>488,500.00</u>
Total	\$	620,500.00

4. After appeal to the Denver County Board of Equalization, the Denver County Board of Equalization valued the subject property as follows:

Land	\$	132,000.00
Improvements	\$	<u>488,500.00</u>
Total	\$	620,500.00

5. After further review and negotiation, the Petitioner and Denver County Board of Equalization agree to the following actual value for the subject property for tax years 2003-2004.

Land	\$	132,000.00
Improvements	\$	<u>318,000.00</u>
Total	\$	450,000.00

6. The valuations, as established above, shall be binding only with respect to tax years 2003-2004.

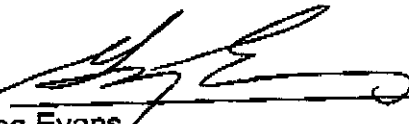
7. Brief narrative as to why the reduction was made:

The contract rent is below market rent. A search of the market was made and supports the \$450,000 stipulated value.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 30, 2006 at 3:00 p.m. be vacated.

DATED this 12 day of September, 2006.

Agent for Petitioner

By: 
Greg Evans
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Denver County Board of Equalization

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